



CITY OF GARDEN CITY

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MINUTES Design Committee

3:00 PM

Monday, March 18, 2019

Mayor's Conference Room – City Hall
6015 Glenwood Street, Garden City, Idaho

I. CALL TO ORDER

- A. The meeting was called to order at 3:00 pm.

II. ROLL CALL

- A. Appointed Members: Derek Hurd, Brett Labrie
- B. Planning Official: Jenah Thornborrow
- C. Planner: Chris Samples
- D. Absent: Maureen Gresham

III. ACTION ITEM - CHANGES TO AGENDA

- A. None

IV. CONSENT AGENDA- ACTION ITEM

- A. FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION – MPUDFY2019 - 1
- B. MINUTES OF MARCH 4, 2019 HEARING

Planning Official Thornborrow recommended the following changes to both consent agenda items:

- i. The site layout template condition concerning specific site layout template items should read “Items such as the storage structure, patio, and pergola shall be removed from the site layout template”.
- ii. An additional condition on the site layout template should read “The specific analysis shall be replaced with a general analysis of the template”.

Committee member Labrie moves to approve the consent agenda and incorporate the proposed changes into the documents.

Committee member Hurd seconded. The motion carried unanimously.

V. OLD BUSINESS-ACTION ITEM

VI. NEW BUSINESS-ACTION ITEM

VII. PRE-APPLICATION DISCUSSIONS-ACTION ITEM

- A. SGNFY2019 - 0015 – KARIN OTTO WITH FACE BOUTIQUE IS REQUESTING AN APPROVAL OF AN ADDITIONAL FREESTANDING SIGN LOCATED AT 5907 W. STATE STREET.**
- i.** Applicants Karin Otto, Rich Otto, and Bob Moore presented the pre-application. The applicant is requesting waivers to the minimum 180' distance between freestanding and monument signs, sign height, sign depth, and sign square footage.
 - ii.** Staff Chris Samples presented the pre-application staff report.
 - iii.** The Committee felt the two monument signs located at the entry could be considered "directory signs", which are not considered freestanding or monument signs, if the reader boards were removed to only leave the logo on the sign.
 - iv.** The Committee felt the two monument signs located on adjacent property could be considered "directory signs", as they only have the subdivision logo on them.
 - v.** The Committee indicated the waivers to the sign height, depth, and square footage would not meet the standards required for a waiver in Garden City Code 8-4F.
 - vi.** Committee member Labrie moved to waive the 180' required distance between freestanding and monument signs for one additional freestanding sign at 5907 W. State Street.
 - vii.** Committee member Hurd seconded the motion. The motion carried unanimously.
- B. DSRFY2019-7 - JOSHUA HERSEL WITH CTA ARCHITECTS ENGINEERS IS REQUESTING DESIGN REVIEW APPROVAL OF A NEW INDOOR POOL FACILITY AND RELOCATING AN EXISTING FITNESS AREA AND GUEST LAUNDRY AT THE RIVERSIDE HOTEL. THE 13.52 ACRE SITE IS LOCATED AT 2900 W. CHINDEN BLVD., GARDEN CITY, ID 83714; ADA COUNTY PARCEL R2734541990.**
- i.** Brian Hollowell and Amy Probert presented the pre-application.
 - ii.** The Committee provided the following comments:
 - 1.** The 15% glazing requirement will need to be addressed. Alternatives to the 15% requirement can be considered.
 - 2.** A Master Site Plan is required.
 - 3.** Consider the placement of the walls around the loading area and the effect of their presence.
 - 4.** Height of wall is needed.
 - 5.** Canopy coverage square footage is needed.
 - 6.** Bicycle parking for guests needs to be addressed.
 - 7.** Outside screening needs to be addressed.
 - 8.** Connectivity needs to be addressed.
 - 9.** Raft put ins and Greenbelt access points do not need to be considered due to the existing improvements completed along the Greenbelt.
 - 10.** Materials that soften the façade should be considered.

VIII. DISCUSSION

- A. CPAFY2018-7 - CITY OF GARDEN CITY IS REQUESTING AN AMENDMENT OF THE GARDEN CITY 2006 ADOPTED COMPREHENSIVE PLAN IN ORDER**

TO IDENTIFY SIGNIFICANT CHANGES IN THE COMMUNITY SINCE THE PLAN WAS ADOPTED, AMEND THE PLAN TO REFLECT THE COMPLETION OF IMPLEMENTATION ACTIONS, AMEND AND ADD TO THE GOALS, POLICIES AND STRATEGIC ACTIONS TO REFLECT CHANGING PRIORITIES, ENSURE COMPLIANCE WITH STATE STATUTES, AND AMEND THE LAND USE MAP.

- i. Planning Official Thornborrow presented discussion on the Comprehensive Plan Update.
- ii. The Committee will discuss the update at the April 1, 2019 meeting.

IX. ADJOURNMENT-ACTION ITEM

- i. The meeting was adjourned at 4:50 pm.

This signature verifies that this decision document has been reviewed and approved by the Design Review Committee.

DRAFT